



# ZONING ORDINANCE VARIANCE

## Application Submittal Requirements

### Project Description / Variance Details

Case Numbers: \_\_\_\_\_ - PA - \_\_\_\_\_ / \_\_\_\_\_ - BA - \_\_\_\_\_

Project Name: PATIO ADDITION FOR ODITT & BROWN RESIDENCE

Location: 6711 E. Camelback Rd #58

#### Property Details:

☒ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Industrial

Use: RESIDENTIAL TOWNHOUSE Zoning: R 4

Number of Buildings: 1 Height: 15

Setbacks: N - 0' S - 0' E - Bldg. 10' W - 20'  
Garage 20'

#### Description of Request:

Section of the Zoning Ordinance to be varied: 1793/CASE 47-Z-84 EXHIBIT A ITEM 4

Project Narrative: The project consists of a 230 square foot rear patio addition to a townhouse within Pavo area, an existing community. It is designed to create an exterior living environment that is more usable and enhance the exterior facade of the existing southwest style home, as well as, provide sun protection.

Scottsdale Ordinance Requires: 15' SETBACK AT REAR, REVISED TO 20' ON WEST & SOUTH PROPERTY LINES OF SUBDIVISION WITH ZONING AMENDMENT.

Request: To modify zoning amendment to exclude lot 58 and require a 15' setback per the zoning ordinance

Amount of Variance: \_\_\_\_\_

9-BA-2006

6/22/06

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

## JUSTIFICATION FOR VARIANCE

**1. Special circumstance/conditions exist which do not apply to other properties in the district:**

The special circumstances for Unit #58 at The Village of Pavoreal are that the Unit #58 is the only unit that sides to Camelback Road and has excessive road noise. Two different contractors concur that a patio cover would provide a sound buffer to help counteract the noise. In addition, there is an empty lot in back of this unit which has not been developed and has no landscaping or mature trees like all the other Arcadia lots that back to the Pavoreal development. The result is there is no protection or buffer from the extreme west sun exposing the patio and units windows to excess sun and heat. The standard set back for the City of Scottsdale is 15 feet. There is no reason why this property should require a setback of 20 feet. If the standard 15 feet setback could be used for #58 the proposed 11'6" patio cover could be built to provide needed relief from intense west sun and act as a noise buffer from Camelback Road thereby relieving the owner of these special circumstances.

**2. Authorizing the variance is necessary for the preservation and enjoyment of substantial property rights:**

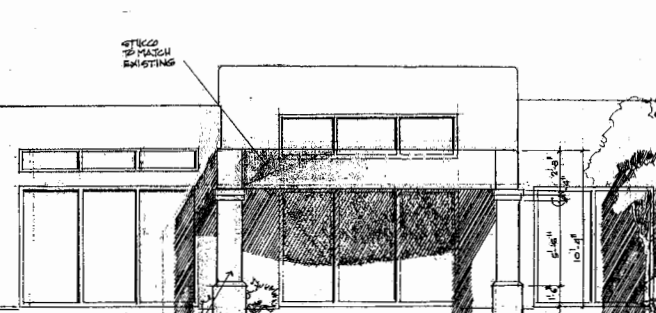
By authorizing this variance to use the City of Scottsdale standard 15 feet setback instead of the Builders 20 feet setback this will enhance and preserve the units value and provide an area for enjoyment for this owner and future owners of the property. A cover will provide adequate shade and privacy to enhance the owners enjoyment.

**3. Special circumstances were not created by the owner or applicant:**

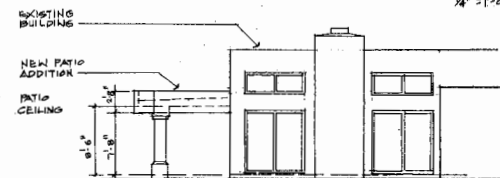
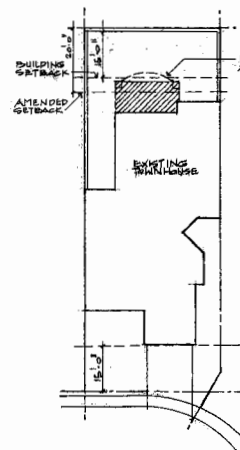
The excessive Camelback Road noise and the bare empty lot in back with no structures or landscaping, which results in excessive sun and heat, are circumstances not in any way created by the Owner of the property or the applicant.

**4. Authorizing the application will not be materially detrimental to persons residing or working in the vicinity, to the adjacent property, to the neighborhood, or to the public welfare in general:**

By authorizing a variance for a patio cover to Unit #58 at Pavoreal, will only enhance the owners ability to enjoy the property and will *not* impact the adjacent neighbor on the South or the empty lot even when eventually developed. The Pavoreal Homeowners Association and the Pavoreal Architectural Committee have approved the proposed cover as presented. (See attached letter from Pavoreal Board President) The only adjacent property owner on the South of the home has reviewed the plans and has given full approval for this patio cover. (See attached letter from adjacent property owner) The owner of the empty lot to the West at 66th and Camelback has stated that he has no objections to the proposed design. With the cover only being 8'6" high to the inside patio ceiling it will not be visible from adjoining neighbors therefore having little or no impact on them or the community as a whole. The cover will look like it was built as part of the original structure and will not appear to be an add-on. Again, this is the *only* unit in Pavoreal that sides directly to Camelback Road, so any impact from this patio cover is further reduced.



**SOUTH ELEVATION**

 $V_B'' \approx 1.0$ 
$$V_A'' = 1.0''$$


1<sup>st</sup>: 30

- 1. **Security doors** shall **allow** **all** **gangway doors** **having** **the** **minimum** **locking** **strength** **allowing** **them** **glance** **through** **the** **gangway** **doors** **for** **visibility** **and** **escape** **route** **clearance**.
- 2. **Doubleleaf** **shall** **project** **out** **from** **when** **extended** **to** **the** **locked** **position**.
- 3. **Doubleleaf** **shall** **be** **made** **of** **reinforced** **concrete** **slab**, **reinforced** **metal** **bars**, **or** **other** **equivalent** **materials**.
- 4. **No** **locking** **device** **shall** **be** **used** **on** **gangway** **doors**.
- 5. **Offshore** **gangway** **shall** **be** **constructed** **of** **a** **solid** **metal**, **or** **a** **hammer** **steel**.
- 6. **All** **doors** **having** **the** **same** **height** **and** **width** **as** **gangway** **doors** **shall** **have** **the** **same** **locking** **strength** **as** **gangway** **doors** **allowing** **them** **glance** **through** **the** **gangway** **doors** **for** **visibility** **and** **escape** **route** **clearance**.
- 7. **Doubleleaf** **shall** **be** **made** **of** **reinforced** **concrete** **slab**, **reinforced** **metal** **bars**, **or** **other** **equivalent** **materials**.
- 8. **Doubleleaf** **shall** **project** **out** **from** **when** **extended** **to** **the** **locked** **position**.
- 9. **Doubleleaf** **shall** **be** **made** **of** **reinforced** **concrete** **slab**, **reinforced** **metal** **bars**, **or** **other** **equivalent** **materials**.
- 10. **Doubleleaf** **shall** **project** **out** **from** **when** **extended** **to** **the** **locked** **position**.
- 11. **The** **handles** **shall** **be** **a** **part** **of** **the** **door** **shall** **be** **equipped** **with** **the** **same** **locking** **strength** **as** **gangway** **doors** **allowing** **them** **glance** **through** **the** **gangway** **doors** **for** **visibility** **and** **escape** **route** **clearance**.
- 12. **Doubleleaf** **shall** **be** **made** **of** **reinforced** **concrete** **slab**, **reinforced** **metal** **bars**, **or** **other** **equivalent** **materials**.
- 13. **Doubleleaf** **shall** **project** **out** **from** **when** **extended** **to** **the** **locked** **position**.
- 14. **All** **doors** **shall** **be** **capable** **from** **the** **handles** **of** **the** **door** **to** **be** **a** **part** **of** **the** **door** **shall** **be** **equipped** **with** **the** **same** **locking** **strength** **as** **gangway** **doors** **allowing** **them** **glance** **through** **the** **gangway** **doors** **for** **visibility** **and** **escape** **route** **clearance**.
- 15. **All** **doors** **shall** **be** **constructed** **of** **a** **solid** **metal**, **or** **a** **hammer** **steel**.
- 16. **All** **doors** **shall** **be** **capable** **from** **the** **handles** **of** **the** **door** **to** **be** **a** **part** **of** **the** **door** **shall** **be** **equipped** **with** **the** **same** **locking** **strength** **as** **gangway** **doors** **allowing** **them** **glance** **through** **the** **gangway** **doors** **for** **visibility** **and** **escape** **route** **clearance**.
- 17. **The** **handles** **shall** **be** **a** **part** **of** **the** **door** **shall** **be** **equipped** **with** **the** **same** **locking** **strength** **as** **gangway** **doors** **allowing** **them** **glance** **through** **the** **gangway** **doors** **for** **visibility** **and** **escape** **route** **clearance**.
- 18. **Doubleleaf** **shall** **be** **made** **of** **reinforced** **concrete** **slab**, **reinforced** **metal** **bars**, **or** **other** **equivalent** **materials**.
- 19. **Doubleleaf** **shall** **project** **out** **from** **when** **extended** **to** **the** **locked** **position**.
- 20. **Doubleleaf** **shall** **be** **made** **of** **reinforced** **concrete** **slab**, **reinforced** **metal** **bars**, **or** **other** **equivalent** **materials**.
- 21. **Doubleleaf** **shall** **project** **out** **from** **when** **extended** **to** **the** **locked** **position**.
- 22. **Doubleleaf** **shall** **be** **made** **of** **reinforced** **concrete** **slab**, **reinforced** **metal** **bars**, **or** **other** **equivalent** **materials**.
- 23. **Doubleleaf** **shall** **project** **out** **from** **when** **extended** **to** **the** **locked** **position**.
- 24. **Doubleleaf** **shall** **be** **made** **of** **reinforced** **concrete** **slab**, **reinforced** **metal** **bars**, **or** **other** **equivalent** **materials**.
- 25. **Doubleleaf** **shall** **project** **out** **from** **when** **extended** **to** **the** **locked** **position**.
- 26. **Doubleleaf** **shall** **be** **made** **of** **reinforced** **concrete** **slab**, **reinforced** **metal** **bars**, **or** **other** **equivalent** **materials**.
- 27. **Doubleleaf** **shall** **project** **out** **from** **when** **extended** **to** **the** **locked** **position**.
- 28. **Doubleleaf** **shall** **be** **made** **of** **reinforced** **concrete** **slab**, **reinforced** **metal** **bars**, **or** **other** **equivalent** **materials**.
- 29. **Doubleleaf** **shall** **project** **out** **from** **when** **extended** **to** **the** **locked** **position**.
- 30. **Doubleleaf** **shall** **be** **made** **of** **reinforced** **concrete** **slab**, **reinforced** **metal** **bars**, **or** **other** **equivalent** **materials**.
- 31. **Doubleleaf** **shall** **project** **out** **from** **when** **extended** **to** **the** **locked** **position**.
- 32. **Doubleleaf** **shall** **be** **made** **of** **reinforced** **concrete**

2003 International Building Code	(ord. # 3595)
2003 International Residential Code	(ord. # 3595)
2003 International Mechanical Code	(ord. # 3598)
2003 International Fire Code	(ord. # 3597)
1999 National Electrical Code	(ord. # 3413)
1994 Uniform Plumbing Code	(ord. # 3296) (ADDITIONAL Edition)

- [illegible]

[illegible]

PROJECT ADDRESS	8711 E. CAMELBACK RD. UNIT 58 SCOTTSDALE, ARIZONA
OWNER	DAN ODITT & LIVESLEY BROWN 6711 E. CAMELBACK RD. UNIT 58 SCOTTSDALE, ARIZONA
ARCHITECT	RICHARDSON ASSOCIATES 8907 E. TOPAZ DRIVE SCOTTSDALE, ARIZONA 85258 TELEPHONE 480 957-4787
ZONING CONSTRUCTION TYPE	VR VR
BUILDING AREA NEW PATIO OVERHANG	230 SQ. FT.

